SUBSTITUTE TRUSTEE'S DEED

This indenture made and entered into on this 17th day of January, 19 96, by and between Richard D. Taylor, Substitute Trustee, of Nashville, Davidson County, Tennessee, Party of the First Part, and Willie Perry and wife, Ester Perry of Nashville, Tennessee, Party of the Second Part.

W I T N E S S E T H

WHEREAS, by Deed of Trust dated October 30, 1979, and recorded in Book 5523, page 628, Register's Office, Davidson County, Tennessee, Belinda B. Seward, Nashville, Tennessee, conveyed to Richard A. Lewis, Trustee, the hereinafter described property to secure payment of a promissory Note payable to Citizens Savings Bank & Trust Company, Nashville, Tennessee, in the original principal sum of SIXTY-SIX THOUSAND AND NO/100 DOLLARS ($66,000.00); and

WHEREAS, by Assignment dated January 15, 1991, the aforesaid Deed of Trust was assigned to the Small Business Administration; said Assignment being recorded in Book 8277, page 509, Register's Office, Davidson County, Tennessee; and

WHEREAS, Small Business Administration, the owner and holder of the indebtedness due thereon, appointed Richard D. Taylor as Substitute Trustee, which appointment is dated February 4, 1992, and recorded in Book 8547, page 972, Register's Office, Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said principal Note, and the holder thereof has directed First Party to advertise and sell said property in satisfaction of said indebtedness and the costs of foreclosure in accordance with the terms and provisions of the said promissory Note and Deed of Trust; and

WHEREAS, First Party did advertise said property for sale in accordance with the terms of said Note and Deed of Trust, notice of same and place of said sale being published in the Nashville Record on October 19, 26, November 2 and 9, 1995; and

WHEREAS, pursuant to said notice, First Party did offer said property for sale on the premises located at 2520 Jefferson Street, Nashville, Tennessee, on January 17, 1996 at or about 3:00 p.m., and Willie Perry of Nashville, Tennessee, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Sixty-Five Thousand Fifty and 00/100 ($65,050.00) Dollars and said sum of said bid having been paid, the receipt of which is hereby acknowledged.

NOW THEREFORE, for and in consideration of the premises, Party of the First Part has this day bargained and sold and does hereby transfer and convey unto the Party of the Second Part, the following-described real property situate in Davidson County, Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

To have and to hold said property to the said Party of the Second part (his-her heirs and assigns) (its successors and assigns), forever, and in bar of all equity or right of redemption (except as set forth below), homestead and dower, subject to validly liened ad valorem taxes, and to the following, if applicable: the statutory right of redemption of the United States, pursuant to 26 U.S.C. Section 7425(d)(1), and/or of the State of Tennessee, pursuant to T.C.A. Section 67-1-1433(c)(1), as set forth in the Substitute Trustee's Notice of Sale. [A copy of any required statutory notice to the United States and/or the State of Tennessee, and the response(s) thereto, if any, is attached hereto as a collective exhibit.]

And I, Richard D. Taylor, Substitute Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said property only as to such title coming through or by me to the said Party of the Second

part (his-her heirs and assigns) (its successors and assigns), against the lawful claims of all persons whomsoever.

Richard D. Taylor
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tracy L. Arrington, a Notary Public in and for the said County and State, the within named Richard D. Taylor, Substitute Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 17th day of January, 1996.

Tracy L. Arrington
Notary Public

My Commission Expires: 7-24-99

ADDRESS OF NEW OWNER:
WILLIE PERRY and wife,
ESTER PERRY
704 TROY DRIVE
NASHVILLE, TN 37207

MAP: 92-02
Parcel 316

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 65,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 1996.
Deputy Register

SUBMITTED FOR RECORDING BY:
Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, TN 37201

EXHIBIT "A"

BOOK 9936 PG 759

Being Lot No. Eleven of Block "A" on the plan of Robert Lusk's Subdivision of Lot No. 36 and the northerly one-half of Lot No. 37 of the Boyd McNairy Plan of Lots as of record Book No. 161, page 163, of the Register's Office of Davidson County, Tennessee, said Lot No. 11 fronts fifty (50) feet on the northerly side of Jefferson Street and runs back 167.5 feet on the easterly line and 168 feet on the Westerly line with the easterly margin of 26th Avenue, North, formerly Duncan Street, the southerly margin of Scovel, formerly Madison Street, and measures fifty (50) thereon. Said land is improved and is known as 2520 Jefferson Street, Nashville, Tennessee.

INCLUDED BUT EXPRESSLY EXCLUDED therefrom is that property conveyed to state of Tennessee, by Judgment of record in Book 4450, Page 254, Register's Office, Davidson County, Tennessee, described as follows:

Beginning at a point of intersection between the northerly margin of Jefferson Street and the easterly margin of 26th Avenue, said point being the southwest corner of Lot 11 of Block "A" in Lusk's Subdivision as of record in Book 161, Page 163, Register's Office for Davidson County, Tennessee, thence with the easterly margin of 26th Avenue and the Westerly boundary of said lot, 11, North 7 degrees 58 minutes 41 seconds West 22 feet to a point; thence with a line of severance (being the right-of-way line)

North 81 degrees 28 minutes 49 seconds East 50 feet to a point in the common line between Lots 10 and 11 in the aforesaid subdivision; thence with the common line between said lots 10 and 11, South 7 degrees 58 minutes 41 seconds East 22.01 feet to a point in the northerly margin of Jefferson Street; thence with the northerly margin of Jefferson Street and the southerly boundary of said Lot 11, South 81 degrees 29 minutes 24 seconds West 50 feet to the point of beginning.

Being the same property conveyed to Belinda I. Seward, by deed from Otey's Development Co., Inc., of Record in Book 5523, Page 625, Register's Office for Davidson County, Tennessee. AND by Deed of Correction in Book 5875, Page 453, Register's Office for Davidson County, Tennessee.

PICK-UP

96 FEB -2 AM 11:48

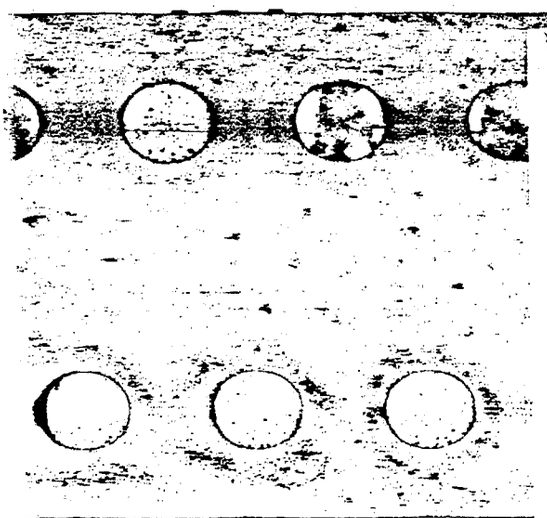
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0146856

IDENTIF. & REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

4235 02/02 0101 03CHECK 257.69



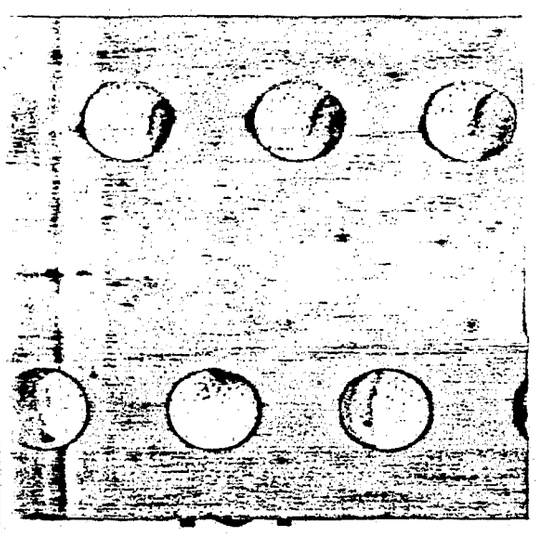
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9936 PG 760

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO.TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO.TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	65050.00
CON TX	240.69
PRFEE	1.00
WDEED	16.00
TOTAL	257.69
CHECK	257.69

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 4235

0146856
IDENTIFICATION REFERENCE

96 FEB -2 AM 11:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1002470